178.0	0001	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	835,900 / 835,900
					USE VALUE:	835,900 / 835,900
					ASSESSED:	835,900 / 835,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
287		APPLETON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GOLDENBERG KEREN
Owner 2:	WEINSTEIN LAURA
Owner 3:	
Street 1:	287 APPLETON STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	COOK STEPHEN M -
Owner 2:	COOLEY TERASA -
Street 1:	287 APPLETON ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 4,500 Sq. Ft. of land mainly classified as One Family with a Tudor Building built about 1932, having primarily Vinyl Exterior and 2878 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4500.000	447,400		388,500	835,900
Total Card	0.103	447,400		388,500	835,900
Total Parcel	0.103	447,400		388,500	835,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 290.46 | /Parcel: 290.4

Legal Description

User Acct 120265

GIS Ref

GIS Ref

Insp Date 06/29/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 178.0-0001-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	447,400	0	4,500.	388,500	835,900	835,900	Year End Roll	12/18/2019
2019	101	FV	368,400	0	4,500.	388,500	756,900	756,900	Year End Roll	1/3/2019
2018	101	FV	368,400	0	4,500.	327,500	695,900	695,900	Year End Roll	12/20/2017
2017	101	FV	368,400	0	4,500.	299,700	668,100	668,100	Year End Roll	1/3/2017
2016	101	FV	368,400	0	4,500.	255,300	623,700	623,700	Year End	1/4/2016
2015	101	FV	326,400	0	4,500.	222,000	548,400	548,400	Year End Roll	12/11/2014
2014	101	FV	326,400	0	4,500.	205,400	531,800	531,800	Year End Roll	12/16/2013
2013	101	FV	326,400	0	4,500.	195,400	521,800	521,800		12/13/2012

!13954!

PRINT

Date	Time
12/11/20	03:50:33

LAST REV

Date	Time
07/31/18	13:50:34

mmcmakin

13954

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
COOK STEPHEN M,	56926-508		5/31/2011	Change>Sale	525,000	No	No		
O NEILL DANIEL	50196-272		10/5/2007		530,000	No	No		
	12387-678		3/1/1973		32,000	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/19/2012	1349	Manual	2,697	C				
6/22/2011	615	Redo Bat	23,000					2ND FLR BTH & INSU
10/30/1998	755	Addition	52,000					20X24 ADDITION/BSM

ACTIVITY INFORMATION

Date	Result	By	Name
6/29/2018	MEAS&NOTICE	CC	Chris C
7/2/2012	External Ins	BR	B Rossignol
12/3/2008	MLS	MM	Mary M
10/31/2008	Meas/Inspect	163	PATRIOT
4/19/2000	Inspected	276	PATRIOT
12/23/1999	Mailer Sent		
12/22/1999	Measured	163	PATRIOT
6/15/1999		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	120265
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4500		Sq. Ft.	Site		0	70.	1.23	7									388,499						388,500	

Total AC/HA: 0.10331 | Total SF/SM: 4500 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 388,499 | Spl Credit | Total: 388,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	97 - Tudor		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1932	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	40	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.13973880
Const Adj.:	0.98598063
Adj $ / SQ:	140.470
Other Features:	88750
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	501518
Depreciation:	54164
Depreciated Total:	447354

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7		BRs: 3		Baths: 1					HB		

REMODELING

Exterior:	
Interior:	
Additions:	1998
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

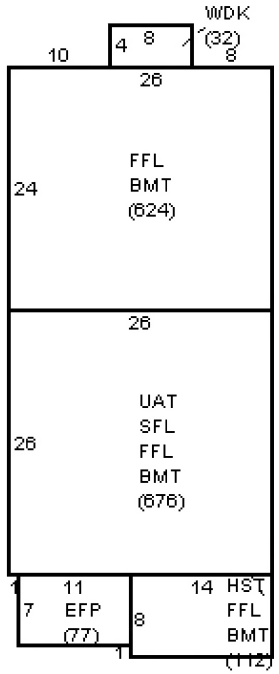
No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	140.47
Special Features:	0	Val/Su Net:	116.69
Final Total:	447400	Val/Su SzAd	208.68

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,412	62.370	88,065
FFL	First Floor	1,412	140.470	198,344
SFL	Second Floor	676	140.470	94,958
UAT	Upper Attic	169	108.160	18,279
EFP	Enclos Porch	77	61.700	4,751
HST	Half Story	56	140.470	7,866
WDK	Deck	32	15.780	505
	Net Sketched Area:	3,834	Total:	412,768
Size Ad	2144	Gross Are	4397	FinArea 2878

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	40	G	
UAT	100	FLA	100	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

178.0-0001-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	